

*Big Coppitt Key Residents*

TO: Monroe County Planning Commission

FROM: Joan Burnside and Kenneth Gerard, residents and homeowners Big Coppitt Key

RE: Proposed Habitat for Humanity developments on Big Coppitt Key

Several years ago, the BOCC approved rezoning of land on US R11, which was then gifted to Habitat for Humanity for development of workforce housing. There are two proposed developments: one between Jade and Aquamarine (18 units on one acre) and one between Sapphire and Diamond (12 units on 0.7 acre). Despite multiple objections from the community, the plans for those developments have moved forward. These densities were established by the BOCC and will enable the proposed development of even more units between Aquamarine and Diamond by a private developer.

We are asking the Planning Commission to reevaluate the plans for high density housing on a very busy highway in a predominantly low density single family neighborhood.

We believe the plans for these neighborhoods are not in keeping with mission of HPH and are not in the best interest of the new, potential homeowners, nor the existing homeowners.

Our concerns include the following:

- There is inadequate space for parking. For the Sapphire/Diamond development, units are allocated 1.5-2 spaces of back-to-back parking, with a few spaces (4) for overflow or visitors. A short trip around our island will reveal that many people in the keys have boats and work vehicles and there is no provision for this. Thus, the overflow will end up on already crowded streets. This will create a hostile living environment.
- The traffic turning on/off Rt. 1 will increase to a dangerous level. The traffic evaluations prepared for and paid by HPH serve the HPH building goals but they are not realistic, and do not take into consideration the building of three high density projects within 1 mile. Currently, it is difficult to turn west at times, and almost impossible to turn east. Those housing developments will more than double the number of residences (and therefore cars) in this area.
- There is inadequate-to-no space set aside for a playground or community park. There is no play area in the vicinity of any of those streets and workforce families are highly likely to have children. The proximity to Rt. 1 makes this an extremely dangerous situation. Despite the fact that these are to be walled communities, access is unrestricted and there will be direct access to bus stops on Rt. 1. In other situations throughout the country, HPH has demonstrated a much better idea of the American dream of homeownership that included both communal space and private outdoor space. Both of these are extremely limited or non-existent in the HPH plan for Big Coppitt, and both of those along with adequate parking are vital elements of community living. It is all too easy to recall failures in high-density housing throughout our country and these HPH projects have all the hallmarks of mistakes of the past.

- The Navy AICLZ recommendations were not in place or accepted by the BOCC at the time these plans were made, but they are now and the Navy does not approved of this development.
- The economic climate has changed drastically since these plans were initiated and there is now more affordable housing available in the Keys. Renovating and upgrading already existing housing is a more sound plan for HFH. There is no population growth expected for the Keys, in fact it has been declining. The state of the economy suggests this will continue. We do need affordable housing, but we don't necessarily need new housing. We need to do a better job of managing what we already have. HFH is slowly moving in this direction, and we urge them to abandon the high-density-on-a-highway plans. By targeting existing housing, HFH would have the opportunity to improve the standard of living for an area, not decrease it.

We ask the Planning Commission to re-evaluate the home needs for this area and the HFH to abandon high density developments on a busy highway. The Keys have precious little land and cannot afford to make these mistakes.

*Wetland* *1/9* *ACV*

**To: Monroe County Commissioners**  
**From: Property Owners of**  
**Big Coppitt Key, Florida 33040**

**Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive  
Big Coppitt Key, Florida 33040**

Please allow this letter to serve as our official disapproval of the proposed Habitat for Humanity Development at the end of Sapphire and Emerald Drives. This includes the project itself, the changing of zoning variances and density on the project, the location of the project, the dangers it poses for our neighborhood, how it has been explained to us, and other issues.

We (and the Perdido Point/Similar Sound Property Owners Association) have grave concerns about how these projects have been allowed to continue with very little notice or input from the home owner's in the area.

We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity at our Association meetings to try and answer our questions. The first speaker had a copy of the Developments plans and had little more to say than they would "look like high end condos" when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat Executive Director, Mr. Bob Calhoun. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He then added it would be good for our neighborhood.

As a private citizen and property owner I have concerns that I would like answered. Some of my concerns are as follows:

- The changing of the zoning of the property - when did it change from commercial, who changed it, and why? What was the notification process for that change? Were all the legal requirements met to change zoning to the residents of the affected area?
- Density - I was under the understanding that the density was 4 units per acre. That lot certainly is not even a full acre and you have 12 Units going in. All of the side streets, Emerald, Sapphire, Aquamarine, etc. are all zoned for single family structures. Why should we and why would we allow a density change?
- Why that property - We already have one Habitat for Humanity Project two blocks down. That project has 18 units, which will change the traffic patterns and the entire feeling of Big Coppitt. Let alone putting another 12 units in this lot. Adding 30 low to affordable housing units would certainly put a burden on our infrastructure, peaceful existence and property values.
- Traffic Patterns - Those of us who live there already deal with a terrific amount of traffic, so how there have been many accidents along that corridor of Big Coppitt. Adding the additional units will only be more dangerous for all of the Keys especially Big Coppitt.
- Safety and Crime- Will we receive additional policing in our neighborhoods now that we are adding high density multiple dwelling units? What affect will this development have on the Fire Station Emergency Access on Emerald Dr.? Will we be adding an Emergency Light on Emerald Dr.? How will the residents who own property adjacent to the Habitat Development be protected from Trespassers, especially on our private property at the end of the canal? Who and How will the County keep Habitat from trying to access the waterfront via our property?

At this point, we have voted to hire an attorney and fight this project at least until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being ruined by these developments. And the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the fabric of the existing community and the impact you will be condemning upon us.

Thank you,

To: Monroe County Commissioners  
From: Jeanette & Peter Pike  
3 Tamarind Dr  
Big Coppitt Key, Florida 33040

**Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive  
Big Coppitt Key, Florida 33040**

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We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity at our Association meetings to try and answer our questions. The first speaker had a copy of the Developments plans and had little more to say than they would "look like high end condos" when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat, Executive Director, Mr. Bob Culhoun. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He then added it would be good for our neighborhood.

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At this point, we have voted to hire an attorney and fight this project at least until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being raped by these developments. And the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the future of the existing community and the impact you will be condemning upon us.

Thank you,

Jeanette & Peter Pike

November 6, 2008

To: Monroe County Commissioners  
Monroe County Planning Commission

From: Humberto & Ramonita Gutiérrez  
10 Sapphire Drive  
Key West, FL 33040  
Phone: 305-304-0804

Subject: Habitat for Humanity Development on Big Coppitt

I am writing to state our opposition to the granting of any setback variances requested by Habitat for Humanity for the property between Sapphire and Emerald for the following reasons:

1. Traffic safety- the big increase in traffic from the unreasonable density permitted there will make for a very dangerous exit and entrance from our respective side streets if the requested variance to allow no or very little setback for their front and side fence and/or walls.
2. The rest of our neighborhood has abided by the required setbacks. It's consistent and adds to the harmony of the architecture of our community. Their requested setbacks would be totally out of character and not in compliance with the rest of the neighborhood.
3. also, if these variances are allowed it will set a precedent for the rest of developments in this us1 corridor which would be ridiculous.

For these reasons, and others, we oppose the approval of a variance request by developers to any setbacks and ask that you revisit as much as possible the density variances now and in the future in order to maintain the character of our neighborhoods.

Thank you,  
Humberto and Ramonita Gutiérrez

November 6, 2002

To: Monroe County Commissioners  
Monroe County Planning Commission

Homer Humberio & Ramonita Garrido  
10 Sapphire Drive  
Key West, FL 33040  
Phone: 305-304-3804

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3. also, If these variances are allowed it will set a precedent for the rest of developments in this area corridor which would be ridiculous.

For these reasons, and others, we oppose the approval of a variance request by developer to any setbacks, and ask the you revisit as much as possible the density variances now and in the future in order to maintain the character of our neighborhoods.

Thank you,  
Humberio and Ramonita Garrido

**Tedesco-Dabby**

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**From:** Ken & Colleen Knight [lhcKnight@bellsouth.net]  
**Sent:** Thursday, November 06, 2008 11:09 AM  
**To:** Tedesco-Dabby  
**Subject:** Parrot Key Habitat Issue

Morning Debbie...

I am attaching two files... one contains letters from some of our neighbors & ourselves regarding the DRC Meeting for Nov 17th & the PC Meeting for Dec 2nd regarding the Habitat for Humanity project on Big Coppitt Key. The other contains petitions signed by the residents of Sapphire Drive, Emerald Drive, Palmetto Drive & Aquamarine Drive. You had mentioned if I could get these to you in one email rather than many individuals it would be helpful for you... so voila!

I suspect others will be emailing their letters in directly still..

If you have any questions, feel free to reply to this email or give me a call at 305 293 1874.

Regards,

Colleen

We the undersigned residents/homeowners of the Porpoise Point/Similar Sound area encompassing Cactus Dr. to Jade Dr. on Big Coppitt Key wish to formally state our opposition to the building of multiple dwelling residential housing units and developments by Habitat for Humanity or any other developer who may request permits for the parcels located at the head of Jade Dr., Aquamarine Dr., Diamond Dr., Sapphire Dr. and Emerald Dr. parallel to US Highway 1.

We oppose these developments for the following reasons: Safety to all residents, Traffic, Congestion, Overcrowding of Island, Increased Crime, Changes to the Fabric of our Community with high density, multiple dwelling units in a Single Family Residential Community, and Decreased Property Values.

Furthermore, we oppose the approval of variance requests by developers to any and all set backs from roadways and density restrictions. Thank you for considering the community affected in your decision process.

All signatures must be original & must be a US Citizen over the age of 18 and live in the Porpoise Point/Similar Sound area of Big Cootuit Key.

- Page 2 -

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_ Date of Birth \_\_\_\_\_

George Michael DeLeonardis George V. DeLeonardis  
Bellisario 1st Avenue 1-124 Bellisario  
West

Tony DeLeonardis 27 Elmwood 3145 Middleton

Michael DeLeonardis 18 Elmwood 7-1416 Cambria  
2017

Frank DeLeonardis 18 Elmwood 5-2754

Frank DeLeonardis 18 Elmwood 5-2256

Mike DeLeonardis 18 Elmwood 5-2459

Tom Labreche 15 Emerald Dr 10-30-58 Labreche  
Labreche

Tom Labreche 52 Elmwood 10-5287-31

John DeLeonardis 10 Emerald Dr 12-2145

John DeLeonardis 10 Elmwood 10-0615

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Name	Address	Phone	Date of Birth
John W. Jackson	33A Palmetto Dr.	292-8111	10/15/54
John W. Jackson	33B Palmetto Dr.	292-8111	10/15/54
Sue Jackson	33B Palmetto Dr.	292-8111	03/03/63
Ron Jackson	33B Palmetto Dr.	292-8111	03/03/63
Russell Jackson	33A Palmetto Dr.	10/11/53	
George Jackson	33B Palmetto Dr.	292-8111	10/03
LeAnn Jackson	33B Palmetto Dr.	292-8111	03/03/63
Debra Jackson	35 Palmetto Dr.	292-8111	04/03/63
Karen Jackson	33A Palmetto Dr.	10/11/53	
Susan Jackson	35 Palmetto Dr.	292-8111	
Dawn Jackson	59 Palmetto Dr.	292-8111	
Jefferson Jackson	39 Palmetto Ln.	292-8111	10/11/53
Stacy Jackson	29 Palmetto Dr.	292-8111	

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Name	Address	Phone	Date of Birth
Howard Johnson	111 Belmonte Dr.	349-1829	10/18/49
Howard Johnson	111 Belmonte Dr.	349-1829	10/18/49
Howard Johnson	111 Belmonte Dr.	349-1829	10/18/49
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Name	Address	Phone	Date of Birth
Scott Kinney	9 Sapphire Dr	941-579-1549	Oct 21, 1972
Lorraine Brundage	16 Sapphires Dr	294-6272	Aug 12, 1953
Marty Britain	17 Sapphire	294-6272	Dec 11, 1956
Janet Walker	11 Sapphire	294-3455	Mar 27, 1950
Raffino Tassie	19 SAPPHIRE DR	8-11-45	
James Cooper	20 Sapphire	123	54
Alberta Johnson	25 Sapphire Dr	394-5201	7-16-00
Jack Pugh	24 Sapphire Dr	294-5301	7-15-68
Willie Miller	17 Sapphire Dr	294-3616	2-18-48
Linda Welsh	25 Sapphire Dr	294-5217	12-6-53
Miki Mafis	7 Sapphire Dr	294-1148	3/1/70
Tom Rhyne	16 Sapphire Dr	293-1674	2/10/78
Alie West	16 Sapphire Dr	293-1874	12/27/56
Mary Miller	5 Sapphire Dr	294-6440	8/30/55
Tom Miller	5 1/2 17th/12th Dr	294-6440	11/27/58

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_ Date of Birth \_\_\_\_\_

Donald L. / 10 Tropicana Dr. 703-544-3425 10/1/1958

Spouse Name 1824-10-10 244-10-10

Elaine - 1984 1724-10-10 244-10-10

We the undersigned residents/homeowners of the Porpoise Point/Sinclair Sound area encompassing Curtis Dr. to Jade Dr. on Big Coppitt Key wish to formally state our opposition to the building of multiple dwelling residential housing units and developments by Fibrim for Humanity or any other developer who may request permits for the parcels located at the head of Jade Dr., Aquamarine Dr., Diamond Dr., Sapphire Dr. or Emerald Dr. parallel to US Hwy 1. We oppose these developments for the following reasons; Safety to all residents, traffic, Congestion, Over crowding of island, Increased Crime, Changes to the fabric of our Community with high density, multiple dwelling units in a single Family Residential Community, and Decreased Property Values. Furthermore, we oppose the approval of variance requests by developers to my and all set backs from roadways and density restrictions. Thank you for considering the community affected in your decision process.

\* all 218 years plus

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_ Date of Birth \_\_\_\_\_

R. A. Rose Marie #4 Aquamarine Drive -  
Kw Gerard Kw Gerard 8 Aquamarine Dr. 294-6659  
J. L. 15A Aquamarine Dr.  
M. M. 12 Aquamarine Dr.  
R. S. 11 Aquamarine Dr. 292-1797  
Barbara Winkel 11 Aquamarine Dr. 292-1797  
J. G. 17 Aquamarine Dr. 294-6762  
Joseph M. Budd 17 Aquamarine Dr.  
C. W. 17 Aquamarine Dr. 294-2023

S. J. W. 17 Aquamarine Dr. 294-6762  
John Burnside 8 Aquamarine

7 Sapphire Drive  
Key West, FL 33040

November 5, 2008

Dobby Tedesco  
Monroe County Planning Dept., 2<sup>nd</sup> Floor  
2798 Overseas Hwy.  
Marathon, FL 33050

Dear Planning Department:

I have recently been informed about the proposed development of affordable housing units along U.S Highway 1 and between Sapphire Drive and Emerald Drive. While I do not have the benefit of pertinent and important details regarding the project, I do have serious reservations about the impact such a development will have with respect to various safety concerns, quality of life issues, infrastructure demands and property values in the Porpoise Point/Similar Sound area.

Considering that this particular project appears to be only a portion of a broader plan to develop many affordable housing units along US1 between Shark Key and Rockland Key, there is certainly a need to have clarification about traffic safety, fire safety response and general emergency response capabilities. I am not aware that any of these matters have been carefully considered and addressed within the scope of those projects. It is also well known that high-density housing often has a dramatic and negative impact on quality of life issues in a community due to vehicle parking problems and instances of excessively noisy activities.

For these reasons, and others, I urge the Planning Department and the County Commission to make every effort to share information in an open and honest manner with the property owners and residents of the Porpoise Point/Similar Sound area who might understandably be somewhat dubious about the manner in which projects have often been handled within Monroe County. While many of the residents might not seriously object to affordable housing units that genuinely compliment the area esthetically and functionally, there will almost certainly be substantial resistance to a project that serves as a distraction to the community; hampers the availability of emergency services; or creates a depressive affect on the value of properties that have already stalled due to current economic conditions.

The goal should be to gain community support for such projects with reliable information and facts that convince the existing residents and property owners that their safety, lifestyles and investments will not be placed at risk.

Cordially,

Donald C. Medeiros

To: Monroe County Commissioners

From: Mary Blackman-Okinezye & Alex Okinezye, 12 Emerald Drive, Big Coppitt Key, FL 33040

This letter is to voice our dismay at & disapproval of the proposed habitat for Humanity Development at the US1 end of our street. We feel the need for this project in this location is, at best, questionable. With one project already planned for three blocks east of us, and another possible one next to that, a third project seems unreasonable. A letter was drafted & sent by our neighborhood association which voices our grave concerns about this issue. So many points have already been put forth in that document that we will not reiterate them here. Let's just say we are in total agreement with that letter, which states that our neighborhood, as a whole, is vehemently against this development!

My husband & I worked very hard to accomplish our retirement in this community. We purchased our property with hard earned savings over a number of years. We physically built our home, while working full time on the mainland, over nearly a decade. (Every weekend, vacation time etc.) We have been coming to the keys since the 1970's & stayed with friends at #13 Emerald Dr. (next-door) for years. We always knew that eventually the lot on the highway would be developed. We did not expect multiple family dwellings! I always thought a commercial building would be the outcome...even a convenience store would be better than this.

Please reconsider this project ,with the existing residents in mind who will be adversely affected by this development.

Respectfully,  
Mary D. Blackman-Okinezye & Alex Okinezye

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This is to follow up on my earlier letter regarding the proposed Habitat for Humanity development at the end of our street. We reside at the bay end of Emerald Drive on Big Coppitt Key, & have lived here full time for 9 years. My earlier letter gave an overview of our involvement with the community over the years. We are gravely concerned about many aspects of this project. Most especially the access to the development required on Sapphire & Emerald Drives. With no entrance/exit planned for the US1 highway this will greatly impact our congestion of traffic on these streets. Also, the wall around the development on US1 may create a visual barrier. Making a left turn on the highway is already quite a challenge. Also, the fire/roster vehicles often use Emerald when responding to calls, have they been apprised of all these concerns? I understand a flashing yellow light is to be installed as a warning of possible emergency vehicles coming out, but this does little to slow traffic, and nothing to help egress from the nearby

streets. Children will undoubtedly be playing in the streets, as children always do. Being so near to the highway is inviting disaster!

These are only a few of my major fears. Losing the quality of life we have enjoyed as a community of single family homes is certainly a real concern to all who live here. Thank you for presenting this to the County Commission. My husband & I plan to attend the upcoming DRC & Planning Commission Meetings on this subject.

Respectfully, Mary D. Blackman

**Subject:** Proposed High Density Development on Big Coppitt Key

Ms. Federson,

I am writing because I am very concerned about the high density development that is proposed for the Paraiso Point neighborhood on Big Coppitt Key. This is a bad idea and will not be good for our neighborhood or the people that would move into the new housing.

It will change the entire character of our neighborhood, and will affect the traffic and parking patterns on our streets and the intersections with US1. That type of housing is completely different from what currently exists and is out of character with the lower keys.

Last, there is a major safety concern with the families that would occupy the proposed units. The yards will be immediately adjacent to US1, and although the posted speed limit is 45 MPH, cars typically speed through that area because the speed limit is 55 MPH just a few blocks away and there are no stop lights or signs on US1 in that area to slow them down. Having lived on Sapphire Drive for 16 years I can tell you that entering and exiting this neighborhood from/to US1 is a challenge. Please don't approve a development that will significantly increase the number of cars crossing that line of traffic, or will put children on the side streets right at those dangerous intersections.

Please advise me if I should direct these comments to anyone else. Feel free to reply back or give me a call if you need additional information.

RJ

Merk Barnini

14 Sapphire Drive

282-3222

16 Sapphire Drive  
Key West, FL 33040  
November 6, 2008

Debby Tedesco  
Monroe County Planning Dept., 2<sup>nd</sup> Floor  
2798 Overseas Hwy.  
Marathon, FL 33050

Please allow this letter to serve as our disapproval & disappointment of the proposed high density housing at the end of Sapphire and Emerald Drives. This includes the project itself, the changing of zoning variances and density on the project, the location of the project, the dangers it poses for our neighborhood, how it has been explained to us, and other issues.

We have serious concerns about how these projects have been allowed to continue with very little notice or input from the home owner's in the area. Given the statement from Bob Calhoun (mentioned below) and the incomplete presentation that Habitat attempted to use to get this proposed development passed on October 8<sup>th</sup>, our concerns have grown to include the feeling that our concerns or acceptance truly don't matter, which goes against the Monroe County Land Authority's presentation regarding the components of successful affordable housing.

We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity at our Association meetings to try and answer our questions. The first speaker had a copy of the Development's plans and had little more to say than they would "look like high end condos" when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat, Executive Director, Bob Calhoun. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it (how's that for gaining neighborhood acceptance?). He then added it would be good for our neighborhood. Yet, he stated that any trouble caused by the Habitat owners outside their development (such as on street parking of excess vehicles, boats, trailers, etc.) would be a County issue not a Habitat.

Everyone tells us that this will not be a detriment to our community. We don't see how that could possibly be true when it appears that every entrance to our community will be prefaced by some type of low-income housing and we are assuming w/signage touting such.

The developer has presented a traffic study showing the impact of the traffic for this development in our area. What really concerns us is that there are plans for 3 such developments (2 by Habitat, 1 by Private Party Developer) at the ends of our streets. Has anyone done an integrated study to show what impact all three of those developments will have on our traffic?

patterns, rather than taking them one at a time??? Sure, individually each development says it will have minimal impact, but what about all of them combined., what impact will that have? Just as a side note, we all voiced concerns of the traffic impact on October 8<sup>th</sup> when we attended the PC meeting in Marathon. On our way home that day, we were welcomed with stopped traffic due to an accident in between Aquamarine & Jade on US1.

One commissioner suggested that if we had any ideas to satisfy the DRC requirement of affordable housing in the Keys, that we should bring it forward. We highly doubt that the DRC meant for the county to cram high density housing in one small area all on Big Coppitt. We are a family-oriented middle-class neighborhood. Our choice to live in a single family area is at risk of being taken away because the County may be misinterpreting the DRC's mandate. We would be much more open to say 4 or 5 townhouses at the most going on that parcel of land. Give the families a little room so they won't be so inclined to border our streets with their possessions (be it cars, boats, ctvs etc)

Given the current economic climate, we would prefer to see Habitat (since this development is being proposed by them specifically, but this is by no means a pick on Habitat) work with the community to help homeowners who need to get out of their homes & place needing families in those already built homes. We realize that this could be a pricey option, but time will tell... the housing market has not hit bottom yet. There will be opportunities to look at. Habitat should be working to integrate families into communities by only building a few in each community keeping with the current density/design of the communities , rather than a complex style build. It would be nice for families to feel safe to living in their community, to feel that their property is not at risk losing value, personal property of being stolen, damaged, trespassed on & abused. Again, this isn't solely about Habitat for Humanity. It's about any developer who would go into a primarily single-family detached dwelling neighborhood and seek permission to re-zone to build several triplexes on a tight piece of land.

The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being destroyed by these high-density developments, and the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the fabric of the existing community and the impact you will be condemning upon us.

If nothing else, we would like to propose that these agenda items be postponed until the new county commission is seated. These items are going to affect their tenure as commissioners and they should be involved from the start.

We are hoping to be able to attend the upcoming DRC meeting on Nov 17<sup>th</sup> and the PC meeting on Dec 2nd, but want this recorded/registered in the off chance that we are unable to get the time off from work.

Thank you for your time,

Ken & Colleen Knight  
16 Sapphire Drive  
Big Coppitt Key

*9/26/03 12:35  
COPV 9/28/03*  
**To: Monroe County Commissioners**  
**From: Property Owners of**  
**Big Coppitt Key, Florida 33040**

**Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive  
Big Coppitt Key, Florida 33040**

Please allow this letter to serve as our official disapproval of the proposed Habitat for Humanity Development at the end of Sapphire and Emerald Drives. This includes the project itself, the changing of zoning variances and density on the project, the location of the project, the dangers it poses for our neighborhood, how it has been explained to us, and other issues.

We (and the Poipoco Point/Similar Sound Property Owners Association) have grave concerns about how these projects have been allowed to continue with very little notice or input from the home owner's in the area.

We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity at our Association meetings to try and answer our questions. The first speaker had a copy of the Developments plans and had little more to say than they would "look like high end condos" when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat, Executive Director, Mr. Bob Caubourn. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He then added it would be good for our neighborhood.

As a private citizen and property owner I have concerns that I would like answered. Some of my concerns are as follows:

- The changing of the zoning of the property - when did it change from commercial, who changed it, and why? What was the notification process for that change? Were all the legal requirements met to change zoning to the residents of the affected area?
- Density - I was under the understanding that the density was 4 units per acre. That lot certainly is not even a half acre and you have 12 units going in. All of the side streets, Emerald, Sapphire, Aquamarine, etc. are all zoned for single family structures. Why should we and why would we allow a density change?
- Why that property - We already have one Habitat for Humanity Project two blocks down. That project has 18 units, which will change the traffic patterns and the entire feeling of Big Coppitt. Let alone putting another 12 units in this lot. Adding 30 low to affordable housing units would certainly put a burden on our infrastructure, peaceful existence and property values.
- Traffic Patterns - Those of us who live there already deal with a terrible amount of traffic, in turn there have been many accidents along that corridor of Big Coppitt. Adding the additional units will only be more dangerous for all of the Keys especially Big Coppitt.
- Safety and Crime - Will we receive additional policing in our neighborhoods now that we are adding high density multiple dwelling units? What effect will this development have on the Fire Station, Emergency Access on Emerald Dr.? Will we be adding an Emergency Light on Emerald Dr.? How will the residents who own property adjacent to the Habitat Development be protected from Trespassers, especially on our private property at the end of the canal? Who and How will the County keep Habitat from trying to access the waterfront via our property?

At this point, we have voted to hire an attorney and fight this project at least until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being raped by these developments. And the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the fabric of the existing community and the impact you will be condemning upon us.

Thank you,  
Jack & Rosita Berahard  
22 Sapphire Dr

To: Monroe County Commissioners  
From: Property Owners of  
Big Coppitt Key, Florida 33040

**Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive  
Big Coppitt Key, Florida 33040**

Please allow this letter to serve as our official disapproval of the proposed Habitat for Humanity Development at the corner of Sapphire and Emerald Drives. This includes the project itself, the rezoning of existing census tract 6001, and the project's location of the project, the danger it poses for our neighborhood, how it has been expanded to us, and other issues.

We (the People, Pine Shores Board Property Owners Association) have grave concerns about this project as have three speakers here today allowed to continue with very brief notes of input from the public comment in the area.

We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity come to our meeting to try and answer our questions. The first speaker had a copy of the development plan which had little more to say than they ought. Speak like high end zoning, when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat Executive Director, Mr. Bob Callahan, at that meeting, again we did not get any answers. Quite frankly, the man was evasive and/or denied the questions when we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He believed it would be good for our neighborhood.

As a private citizen and property owner I have concerns that I would like answered. Some of my concerns are as follows:

- The change in the zoning of the property - when did it change from commercial, who changed it, and why? What was the notification process for that change? Were there legal notices sent out to change zoning to the residents of the affected area?
- Density - I was under the understanding that the density was 4 units per acre. That for example is an even a half acre, and you have .25 units getting us. All of the side streets, Emerald, Sapphire, Agave, etc. are all zoned as single family structures. Why should we and why would we allow a density change?
- Waterfront property - We already have one Habitat for Humanity Project two blocks down. That project has already, which will change the traffic patterns and the entire feeling of Big Coppitt. I, alone, permit 100% of units at the log. Adding 50 more affordable housing units would certainly put a burden on our infrastructure, property existence and property values.
- Traffic Patterns - Those of us who live there already deal with a terrible amount of traffic. In turn there will be an increase in traffic along that corridor of Big Coppitt. Adding the additional units will only be more dangers for all of the Keys, especially Big Coppitt.
- Safety and Crime - Will we receive additional security in our neighborhood? Is that we are adding high density multiple dwelling units? What effect will this development have on the Fire Station Emergency Access on Emerald Drive? Will we be adding street lighting lights on Emerald Drive with the houses who own property adjacent to the Habitat Development be protected from fire engines, especially on our private property at the end of the causeway? Who and How will the County keep Habitat from trying to access our government on our property?

At this point, we have voted to hire an attorney and fight this project in court until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being taken by these developers. And the residents who have already seen their property values decline are powerless to protect their investments. Please consider the fabric of the existing community and the impact this will have on our community forever.

Thank you,

Ron C. & Linda R. Yerger  
2777 Agave Street, Dade City

Jeffrey S. Farnsworth

2777 Agave Street, Dade City